

## CERTIFICATE OF POSTING FOR PUBLIC HEARING

VTT-84453-2A

CASE NO. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA-1A

This certifies that I/WE have posted the **NOTICE OF PUBLIC HEARING** sign for (Project Description):

See Attached Notice.

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located at (Project Address): 12501 – 12665 West Ventura Boulevard

for the Public Hearing/Meeting scheduled on: October 13, 2026

I hereby certify under the penalty of perjury that I posted the above-mentioned **NOTICE OF PUBLIC HEARING** on October 2, 2026

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Applicant (Print)

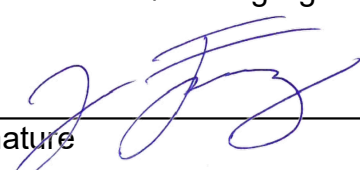
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Signature

Date 10/2/2026

JASON FLEMING/GC MAPPING SERVICE, INC.

Representative/Posting Agent (Print)

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Signature

*The processing of your case will not be completed until this form is returned, along with the required photographs verifying the posting to the case file for your project to the project case file. This form and photographs may be submitted digitally or in hard-copy; for current mailing addresses, contact the assigned project planner for the case.*

*Regardless of who posts the site, it is always the responsibility of the Applicant to assure that the notice is firmly attached, legible, posted for public view from the property street frontage, and remains in that condition throughout the entire posting period.*

PATRICE Y. LATTIMORE  
CITY CLERK

RUBEN VIRAMONTES  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



KAREN BASS  
MAYOR

OFFICE OF THE  
CITY CLERK

**Council and Public Services Division**  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

[clerk.lacity.org](http://clerk.lacity.org)

September 18, 2026

VTT-84453-2A  
CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA-1A  
ENV-2025-5698-SE  
Council District 4

**NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS,  
APPLICANT(S), NEIGHBORHOOD COUNCIL, PLAN REVIEW BOARD,  
AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, October 13, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

**Council file (CF) No. 26-1081 – Case No. VTT-84453-2A**

Statutory Exemption from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66, and related CEQA findings; Report from the Los Angeles City Planning Commission (LACPC); and appeals filed by: 1) Amy C. Minter, on behalf of Studio City Residents Association & Save LA River Open Space; and 2) Marianne King, from the determination of the LACPC in denying the appeal, and sustaining the decision of the Deputy Advisory Agency dated April 15, 2026; and approving a two-phased Vesting Tentative Tract Map, VTT No. 84453, for the merger and re-subdivision of the Project Site into two ground lots, three residential airspace lots, five commercial airspace lots, and eight parking airspace lots, and a haul route approval for the removal of approximately 521,000 cubic yards of dirt; for the demolition and removal of all existing structures from the Project Site and the construction, use, and maintenance of a mixed-use development comprised of 814 residential units and 75,968 square feet of restaurant uses; for the properties located at 12501 – 12665 West Ventura Boulevard, subject to modified Conditions of Approval.

**CF No. 26-1081-S1 – Case No. CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA-1A**

Statutory Exemption from CEQA pursuant to California Public Resources Code Section 21080.66, and related CEQA findings; Report from the LACPC; and an appeal filed by Amy C. Minter, on behalf of Studio City Residents Association & Save LA River Open Space, from the determination of the LACPC in: 1) Approving a Project Review, pursuant to LAMC Chapter 1 Section 16.05 and Chapter 1A Section 13B.2.4, for a development project resulting in a net increase of 50 or more dwelling units and 50,000 gross square feet or more of non-residential floor area; and 2) Approving a Project Compliance, pursuant to LAMC Chapter 1A Section

13B.4.2 and the Ventura/Cahuenga Boulevard Corridor Specific Plan, Section 9, to permit the construction of a mixed-use development comprising 814 dwelling units and 75,968 square feet of restaurant floor area; for the demolition and removal of all existing structures from the Project Site and the construction, use, and maintenance of a 744,906-square-foot mixed-use development comprised of 814 residential units, 46 of which are reserved for Very Low Income households, and 75,968 square feet of restaurant space; the seven-story (84-foot-high) building will contain 668,938 square feet of residential floor area and 75,968 square feet of restaurant floor area with a maximum floor area ratio of 3.2:1; the Project's residential portion will provide 1,040 automobile parking spaces, 324 long-term bicycle parking stalls, and 30 short-term bicycle parking stalls; the commercial portion of the Project will provide 766 automobile parking spaces, 40 long-term bicycle parking stalls, and 38 short-term bicycle parking stalls; the Project will provide a total of 89,937 square feet of open space, including pool decks, courtyards, indoor recreational rooms located on the first through seventh floors, and private balconies; the Project proposes the removal of 240 non-protected trees from the Project Site and three non-protected street trees from the public right-of-way; the Project proposes grading and exporting of up to 521,000 cubic yards of earth and installation of wall, monument, projecting, identification, and wayfinding signs; for the properties located at 12501 – 12665 West Ventura Boulevard, subject to Conditions of Approval.

Applicant: Brett Torino & Eleda Cohen / Studio City Sports Center, LLC

Representative: Rose Fistrovic / Psomas

Case Nos. VTT-84453-2A; CPC-2025-5697-DB-PR-SPPC-MCUP- VHCA-1A

Environmental No. ENV-2025-5698-SE

Related Case Nos. VTT-84453; VTT-84453-1A; CPC-2025-5697-DB-PR-SPPC-MCUP-VHCA

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **26-1081** and **26-1081-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Adrineh Melkonian

(213) 978-1301

[adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

